

CERTIFICATE OF APPROPRIATENESS

Application Date: September 28, 2016

Applicant: Arwen McMillian, A&M Services, for Kellet Peak Investments, LLC, owner

Property: 915 Henderson Street, Lots 7 & 8, Block 8, Baker W R NSBB Subdivision. The property currently includes two historic structures. The southern structure (907 Henderson) is a historic one-story wood frame single family residence and the adjacent structure to the north (915 Henderson), is a two-story brick veneer storefront building. Together these two structures have 5,321 square feet of total living area and are situated on a 10,000 square foot (100' x 100') corner lot.

This Certificate pertains to the two-story brick storefront building at 915 Henderson.

Significance: Contributing 3,840 square foot two-story Craftsman storefront building, constructed circa 1920, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Renewal. This project was originally approved by the HAHC in June 2014.

- Construct a replacement storefront on a contributing two-story commercial style building. The original storefront has previously been removed.
- Replace non-original and missing windows with 1-over-1 custom made wood sash and fixed windows.

See enclosed application materials and detailed project description on p. 6-20 for further details.

Public Comment: The Old Sixth Ward Neighborhood Association, Historic Preservation Committee, is in support of this project. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: October 20, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

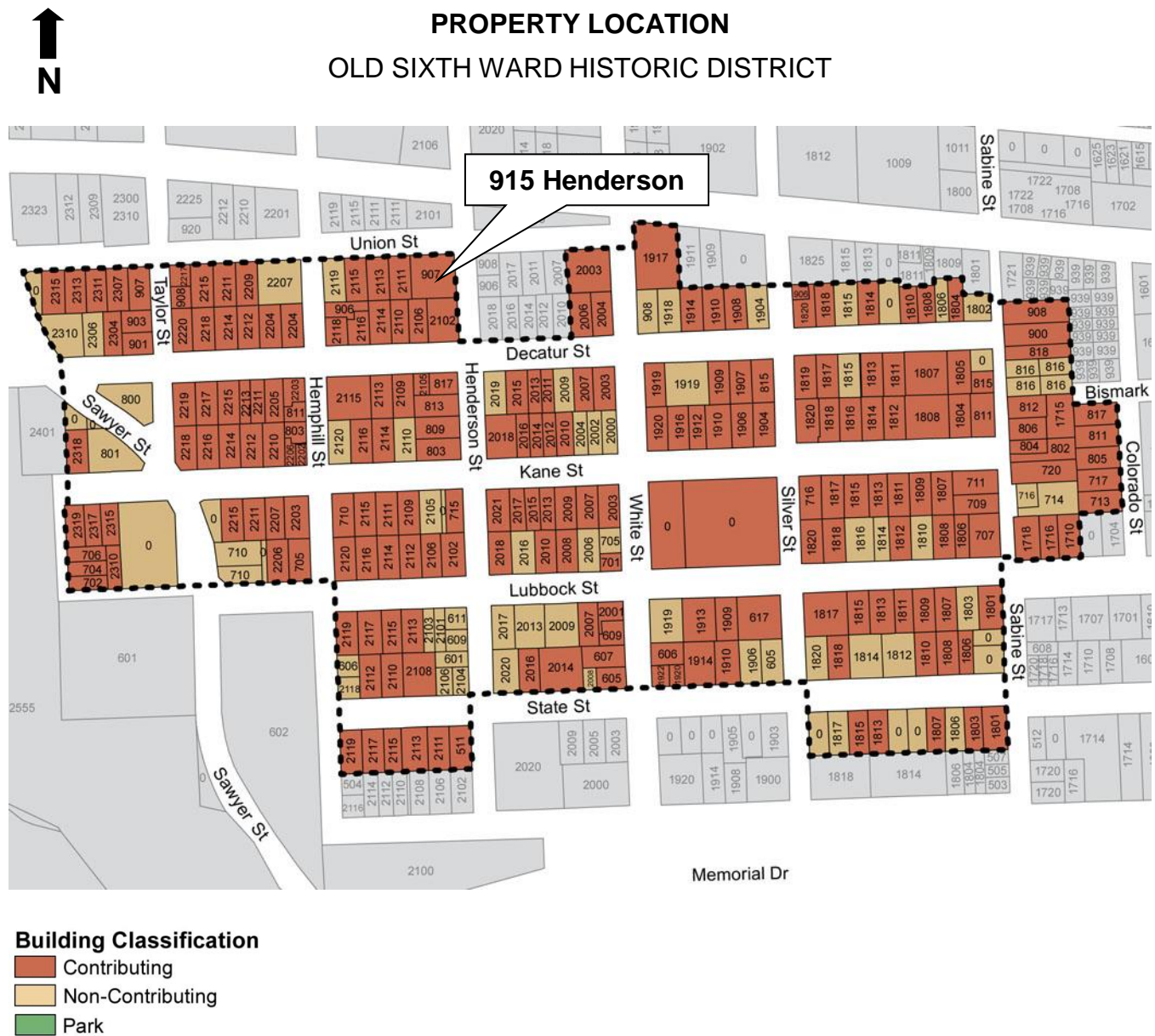
APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
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OLD SIXTH WARD DESIGN GUIDELINES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
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CURRENT PHOTO



NEIGHBORING PROPERTIES



901 Henderson – Contributing – 1920 (neighbor)



907 Henderson – Contributing – 1920 (neighbor)



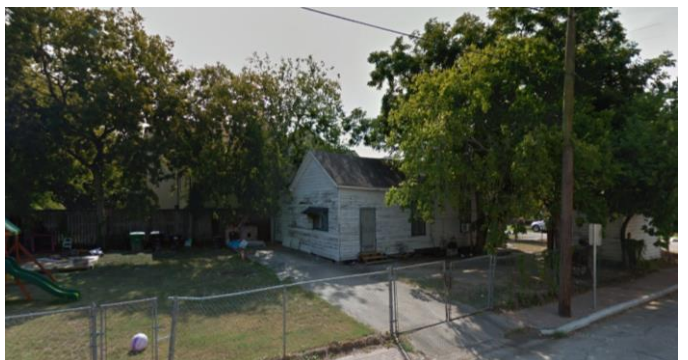
Union St. at Henderson St.



908 Henderson – Not in District – (across street)



906 Henderson – Not in District – (across street)



2018 Decatur – Not in District – (across street)

3D RENDERING



EAST ELEVATION – FRONT FACING HENDERSON STREET

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING

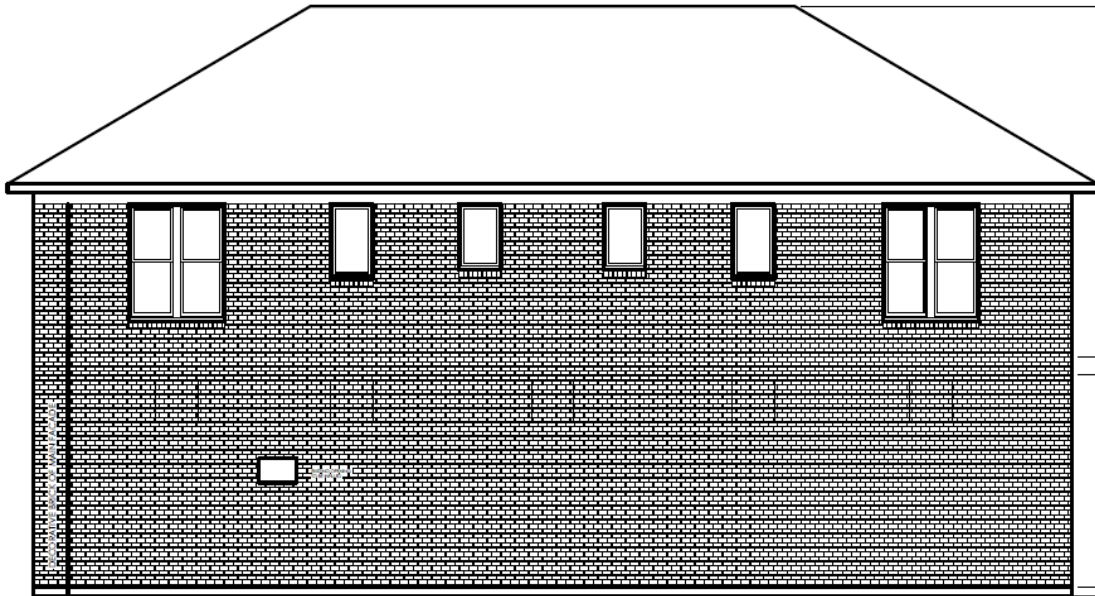


PROPOSED

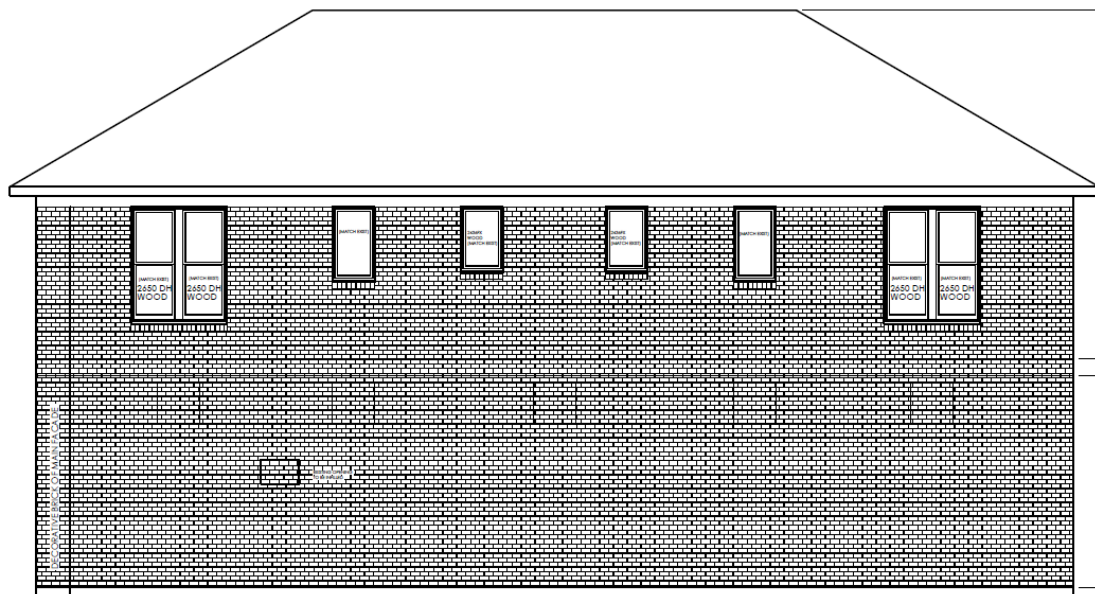


NORTH SIDE ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

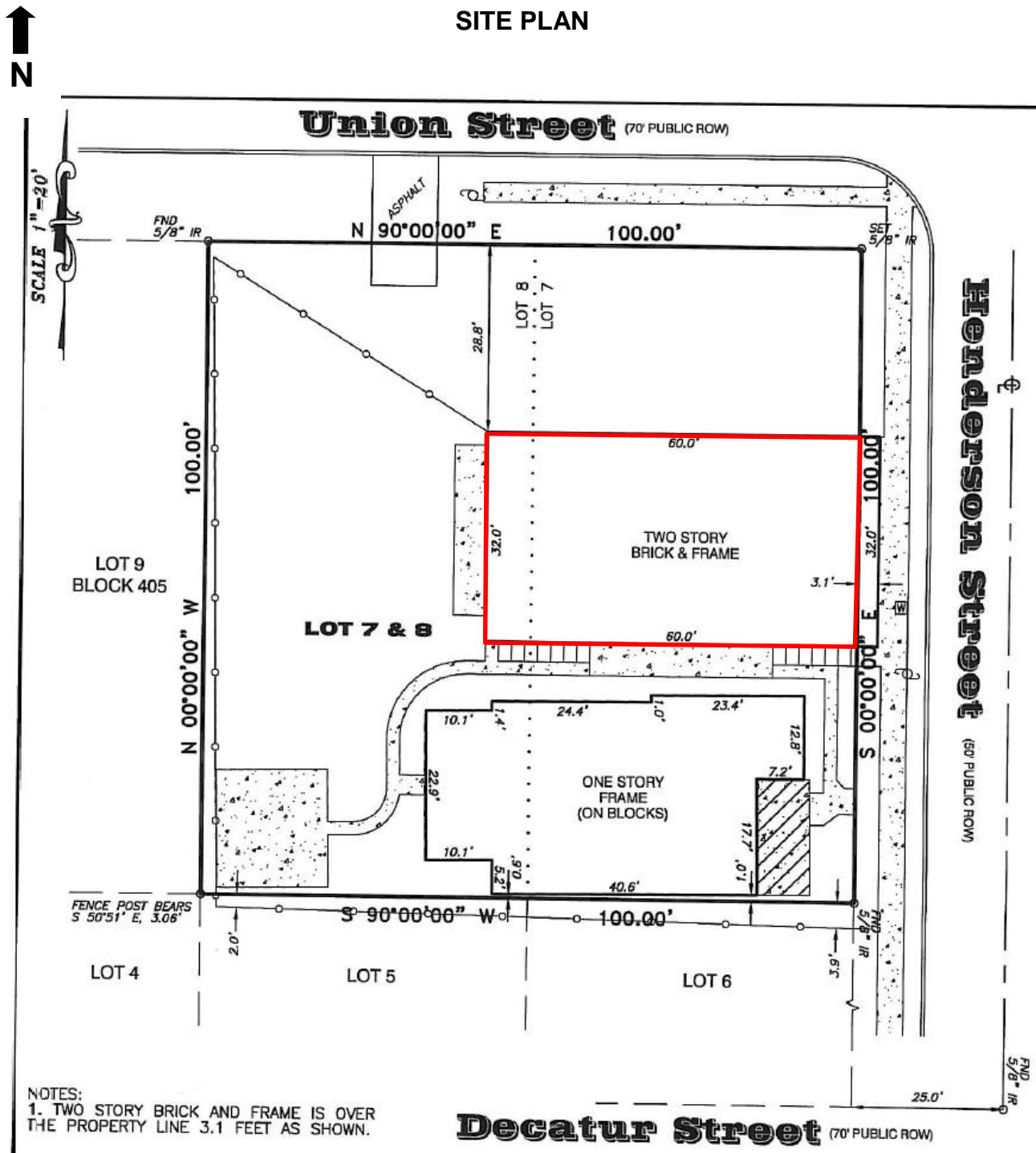
EXISTING



PROPOSED



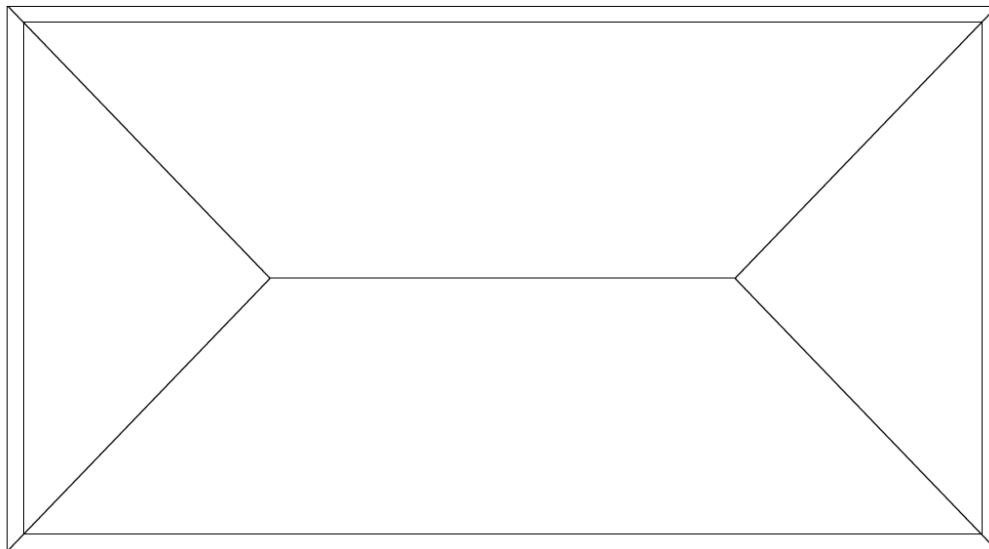
SITE PLAN



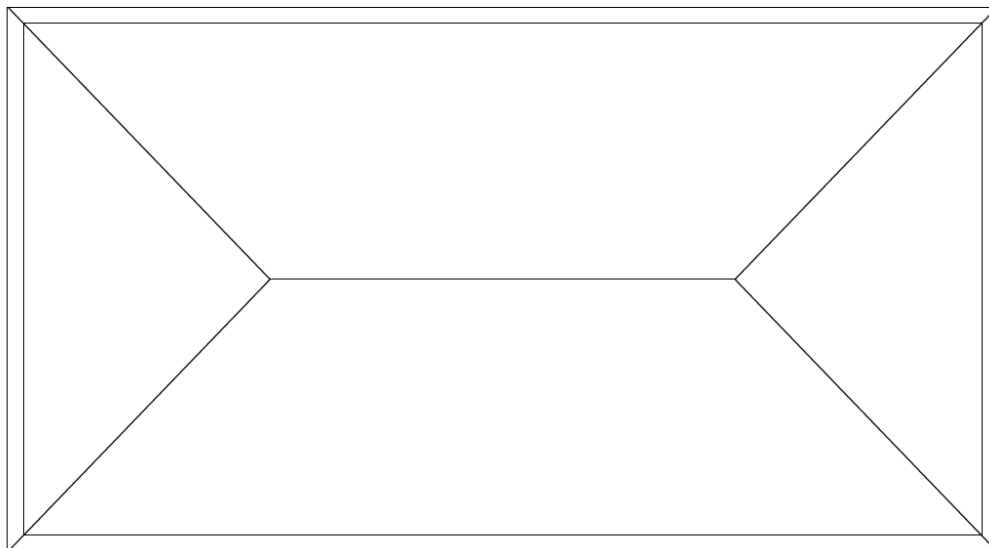


ROOF PLAN

EXISTING



PROPOSED



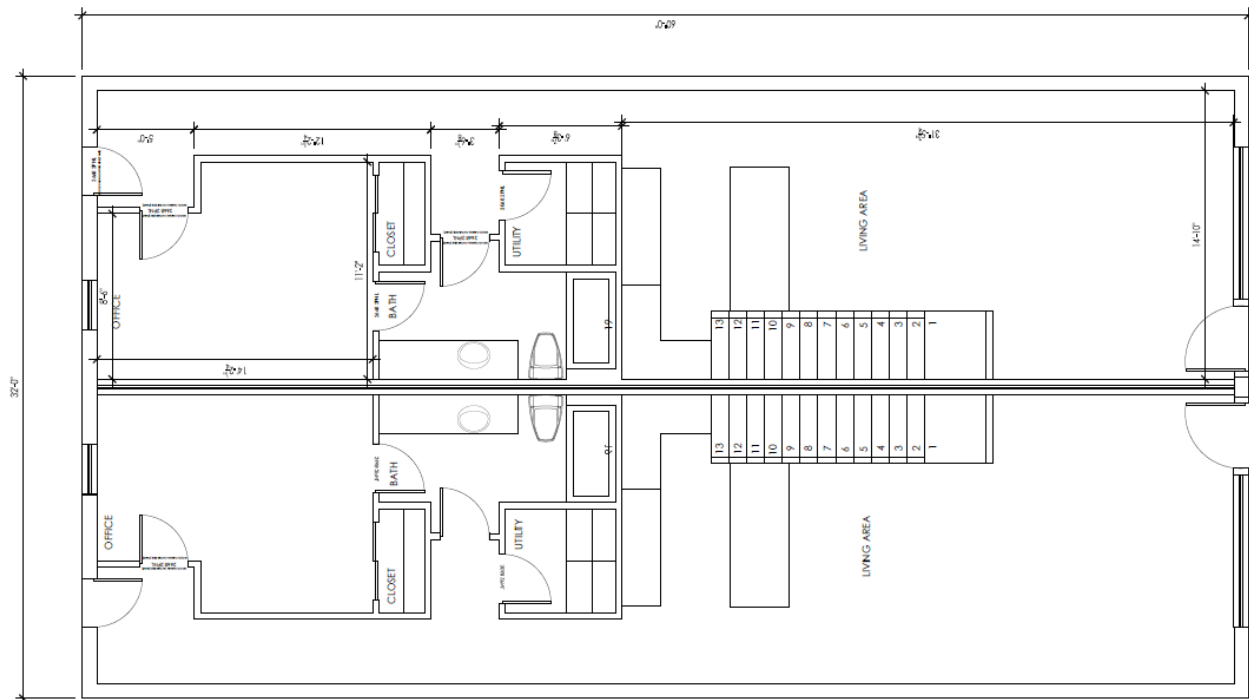


FIRST FLOOR PLAN

EXISTING

Entire existing building has been gutted.

PROPOSED



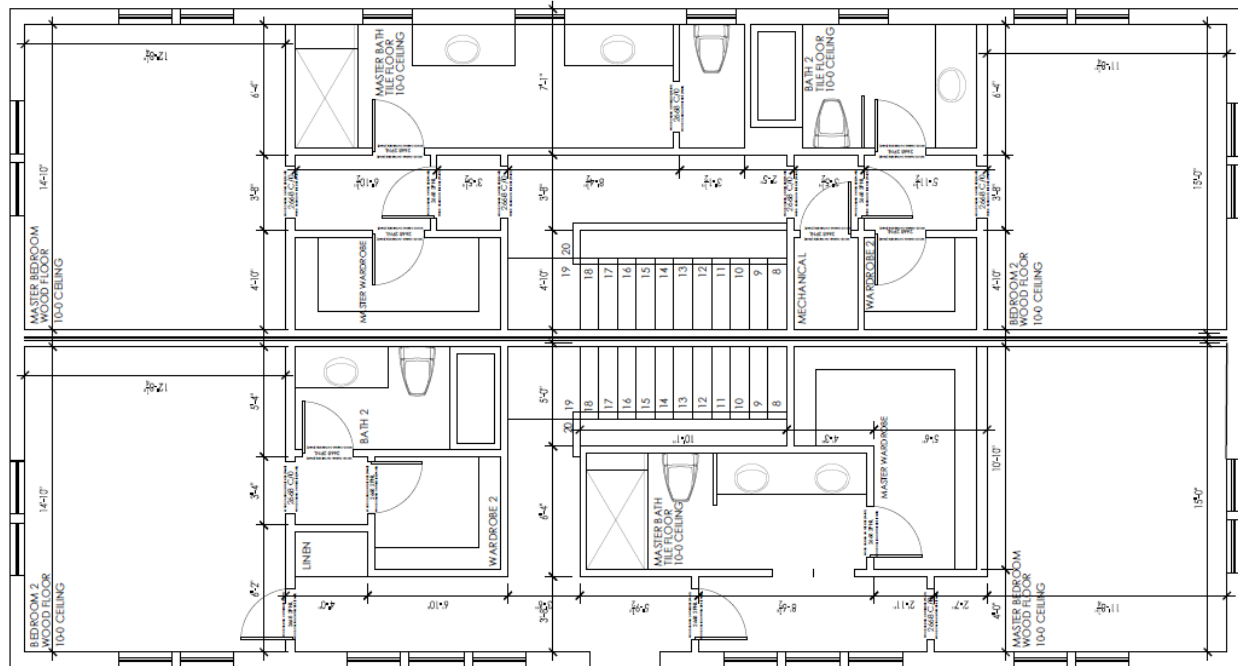


SECOND FLOOR PLAN

EXISTING

Entire existing building has been gutted.

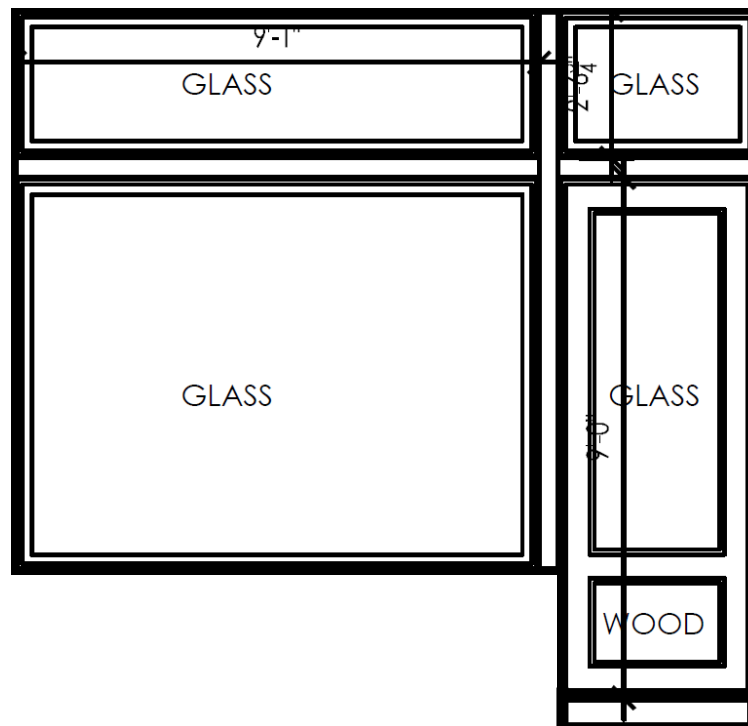
PROPOSED



WINDOW / DOOR SCHEDULE



STOREFRONT CONFIGURATION



EXISTING WINDOW DETAIL

WOOD FIXED SIMULATED SASH WINDOWS (MISSING GLASS)



APPLICANT PHOTOS



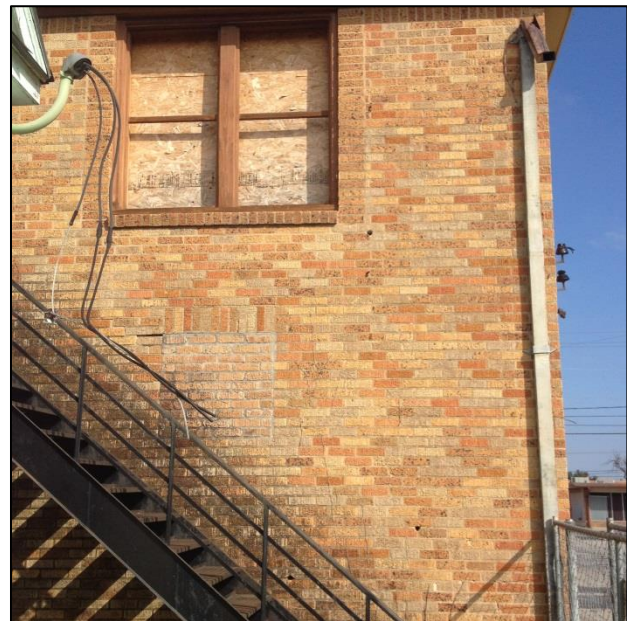
Front (east) and south elevation of building



Front (east) and north elevation of building



Front (east) elevation of building



South elevation of building

APPLICANT PHOTOS (CONTINUED)



South side of building (looking south)



South side of building (looking north)



Rear (west elevation) of building



South side of building (looking south)

APPLICANT PHOTOS (CONTINUED)



Rear (west elevation) of building



South side of building

PROJECT DETAILS

Windows/Doors: All of the original windows have been previously replaced with non-operable wood windows or have been completely removed. The windows feature faux divides simulating a 1-over-1 look. All of the windows and openings have been boarded up. Several smaller windows along the top of the first floor have been previously bricked in. The main storefront windows on the façade have been removed and are boarded up. Two doors at the rear have been removed and the openings are closed off with iron gates. See photos and drawings for more detail.

All of the non-original non-operable windows will be replaced with 1-over-1 custom made wood windows. Several of the smaller openings will be replaced with custom made fixed wood windows. Twenty-eight windows will be replaced in all. The previously removed storefront windows, doors, and transoms will be replaced with custom made components. All original door and window openings and configurations will remain and will not be altered. Three missing doors will be replaced. A small opening on the north elevation will be bricked in. See drawings for window dimensions and more detail.



Exterior Materials: The existing building features original brick cladding. The brick has been maintained and is generally in good condition with the exception of some areas on the façade around the storefronts and windows. A metal side deck and stair was installed with mid-century metal supports and railing. It is to remain. See drawings and photos for more detail.


The existing brick will not be altered. Areas of damage will be repaired. See drawings for more detail.

ATTACHMENT A


PUBLIC COMMENT



PRESERVATION: 915 Henderson OSWNA HPC Opinion

 Adrian M. 

 You replied to this message on 10/19/2016 9:55 AM.

Sent: Wed 10/19/2016 9:51 AM

To:  Kriegl, Matthew - PD

Cc:  DuCroz, Diana - PD;  Old Sixth Ward Preservation

To Whom It May Concern,

Our committee supports the application for CofA as listed.

Adrian Melendez

Co-Chair OSWNA Historic Preservation Committee